

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL CASE:	COUNCIL DISTRICT:
CPC-2026-3542-GPA-ZC	N/A	District 7 – Rodriguez
RELATED CASE NOS.:	COUNCIL FILE NO:	PROCEDURAL REGULATIONS:
☒ N/A	CF 26-0580	☐ Ch. 1 as of 1/21/24 (Not subject to Processes & Procedures Ord.) ☒ Ch. 1A (Subject to Processes & Procedures Ord.)
PROJECT ADDRESS / LOCATION:		
16300 West Foothill Boulevard		
APPLICANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
City of Los Angeles Department of Public Works, Bureau of Engineering	(213) 847-0323	tammy.sam@lacity.org
APPLICANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Tammy Sam	(213) 847-0323	tammy.sam@lacity.org
APPELLANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
☒ N/A		
APPELLANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
☒ N/A		
PLANNER CONTACT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Dang Nguyen	(818) 374-5027	dang.nguyen@lacity.org
SENIOR CITY PLANNER:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Claudia Rodriguez	(818) 374-5067	claudia.rodriguez@lacity.org
ITEMS FOR CITY COUNCIL CONSIDERATION (IE. ENTITLEMENTS, LEGISLATIVE ACTIONS):		
General Plan Amendment (GPA); Zone Change (ZC)		
FINAL ENTITLEMENTS NOT ADVANCING FOR CITY COUNCIL CONSIDERATION: (UNAPPEALED OR NON-APPEALABLE ITEMS)		
☒ N/A		

ITEMS APPEALED:

☒ N/A

ATTACHMENTS:	REVISED	ENVIRONMENTAL DOCUMENT:	REVISED:
☒ Letter of Determination	☐	☒ Categorical Exemption (CE) (Notice of Exemption)	☐
☒ Findings of Fact	☐	☐ Statutory Exemption (SE) (Notice of Exemption)	☐
☒ Staff Recommendation Report	☐	☐ Negative Declaration (ND)	☐
☐ Conditions of Approval	☐	☐ Mitigated Negative Declaration (MND)	☐
☒ T Conditions	☐	☐ Environmental Impact Report (EIR)	☐
☐ Proposed Ordinance	☐	☐ Mitigation Monitoring Program (MMP)	☐
☒ Zone Change Map and Ordinance	☐	☐ Sustainable Communities Project Exemption (SCPE)	☐
☒ GPA Resolution	☐	☐ Sustainable Communities Environmental Assessment (SCEA)	☐
☒ Land Use Map	☐	☐ Sustainable Communities Environmental Impact Report (SCEIR)	☐
☒ Exhibit A – Plans	☐	☐ Appendices	☐
☒ Mailing List (both Word and PDF)	☐	☐ Other:	☐
☒ Interested Parties List	☐		
☐ Appeal	☐		
☐ Development Agreement	☐		
☐ Site Photographs			
☐ Other:			

NOTES / INSTRUCTIONS:

Please add to the existing Council File: [CF 26-0580](#).

CITY COUNCIL NOTICE TIMING:	NOTICE LIST (SELECT ALL):	NOTICE PUBLICATION:
☐ 10 days ☐ 15 days ☐ 24 days ☒ N/A / None ☐ Other: [enter here if applicable]	☐ Owner ☐ Applicant ☐ Adjacent/Abutting ☐ 100' radius ☐ 300' radius ☐ 500' radius ☐ Neighborhood Council ☐ Interested Parties ☐ Other: [enter here if applicable]	☐ 10 days ☐ 15 days ☐ 24 days ☐ N/A / None ☐ Other: [enter here if applicable]

FISCAL IMPACT STATEMENT:

☐ Yes ☒ No

☐ Yes ☒ No

*If determination states administrative costs are recovered through fees, indicate "Yes."

PLANNING COMMISSION:	
☒ City Planning Commission (CPC) ☐ Cultural Heritage Commission (CHC) ☐ Central Area Planning Commission ☐ East LA Area Planning Commission ☐ Harbor Area Planning Commission	☐ North Valley Area Planning Commission ☐ South LA Area Planning Commission ☐ South Valley Area Planning Commission ☐ West LA Area Planning Commission
PLANNING COMMISSION HEARING DATE:	COMMISSION VOTE:
September 10, 2026	6 – 0
LAST DAY TO APPEAL:	DATE APPEALED:
N/A	N/A
COUNCIL TIME TO ACT:	TIME TO ACT START:
☐ 30 days ☐ 45 days ☐ 60 days ☒ 75 days ☐ 90 days ☐ 120 days ☐ N/A / None ☐ Other: [enter here if applicable]	☐ Appeal Filing Date ☒ Received by Clerk ☐ Last Day to Appeal ☐ N/A / None ☐ Other: [enter here if applicable]
TRANSMITTED BY:	TRANSMITTAL DATE:
Cecilia Lamas Commission Executive Assistant II	October 5, 2026



LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300

www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: OCTOBER 05, 2026

Case No.: CPC-2026-3542-GPA-ZC

CEQA: CF 23-0929

Plan Area: Sylmar

Council District: 7 – Rodriguez

Project Site: 16300 West Foothill Boulevard

Applicant: City of Los Angeles, Department of Public Works, Bureau of Engineering
Representative: Tammy Sam, Architect

At its meeting **September 10, 2026**, the Los Angeles City Planning Commission took the actions below in conjunction with the following Project:

Construction, use, and maintenance of a new two-story Los Angeles Fire Department fire station (Station No. 31) on a 35,067 square-foot vacant property.

1. **Determined**, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Article 19, Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption applies pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Approved** and **recommended** that the Mayor **approve** and the City Council **adopt** the attached Resolution, pursuant to City Charter Section 555, Chapter 1 Section 11.5.6 and Chapter 1A Section 13B.1.1 of the Los Angeles Municipal Code (LAMC), for a General Plan Amendment to amend the land use designation from Limited Industrial to Public Facilities for the entire site;
3. **Approved** and **recommended** that the City Council **adopt** the attached Ordinance, pursuant to LAMC Chapter 1 Section 12.32 and Chapter 1A Section 13B.1.4, for a Zone Change from [Q]M1-1 to (T)PF-1;
4. **Adopted** the attached Conditions of Approval; and
5. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved: Rosenstein
Second: Diaz
Ayes: Choe, Lawshe, Saitman, Zamora
Absent: Chavez, Johnson, Klein

Vote: 6 – 0

Cecilia Lamas, Commission Executive Assistant II
Los Angeles City Planning Commission

APPEAL PERIOD - EFFECTIVE DATE

The decision of the Los Angeles City Planning Commission as it relates to the General Plan Amendment is not appealable and will proceed to the City Council for final decision. The Zone Change is appealable by the Applicant only if disapproved in whole or in part by the Commission and appealable to City Council within **20 days** after the mailing date of this determination letter. Any appeal not filed within the 20-day period shall not be considered by the Council.

FINAL APPEAL DATE: N/A

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Zone Change Ordinance, Maps, Conditions of Approval, Findings, Resolution

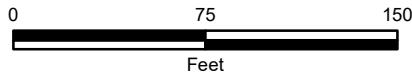
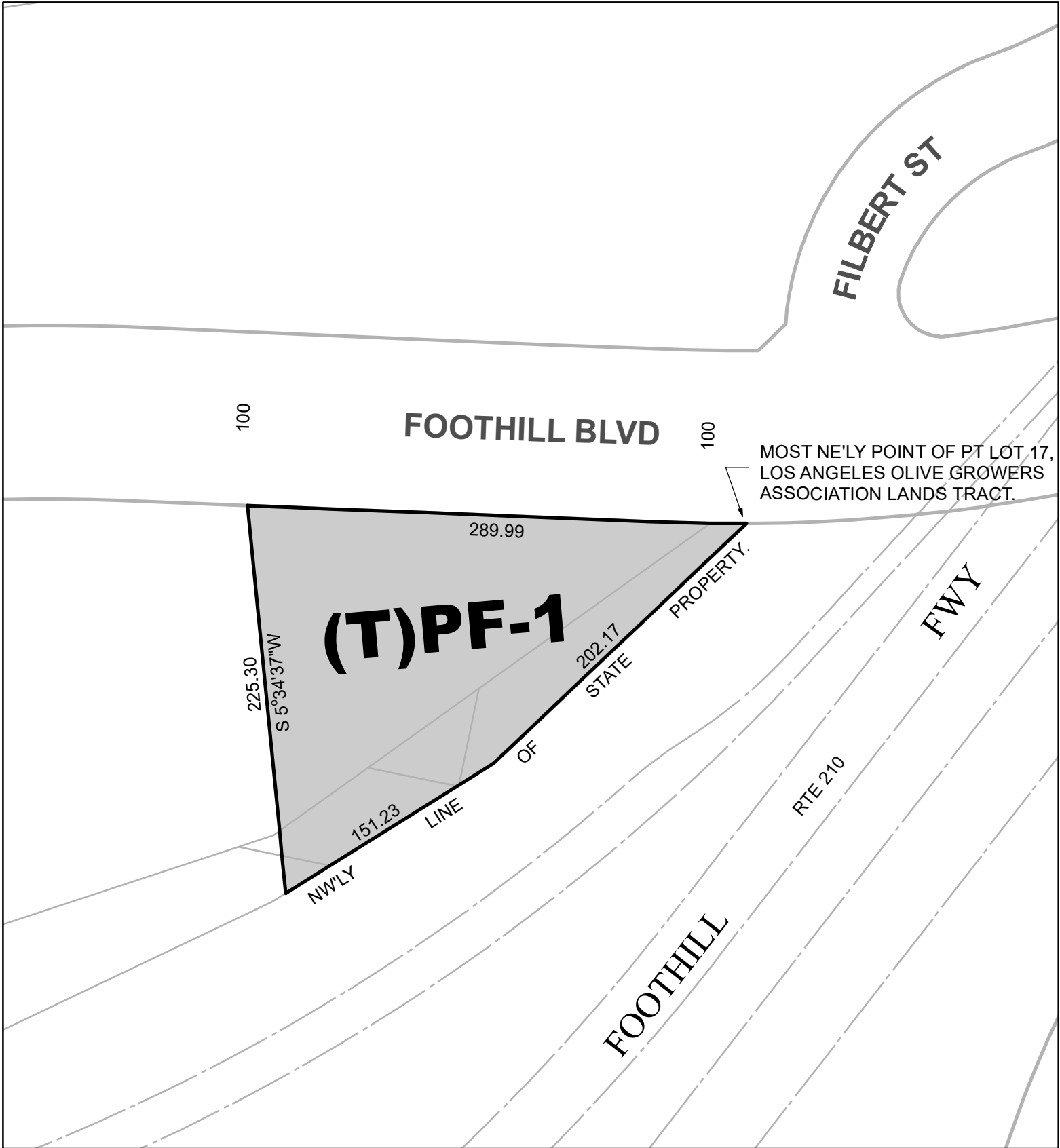
cc: Phyllis Nathanson, Principal City Planner
Claudia Rodriguez, Senior City Planner
Dang Nguyen, City Planner

ORDINANCE NO. _____

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:

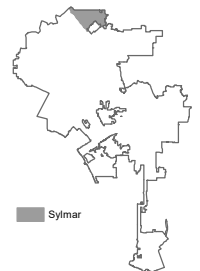


CPC-2026-3542-GPA-ZC

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City of Los Angeles



CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Chapter 1, Section 12.32 G of the Municipal Code, the (T) or [T] Tentative Classification shall be removed by the recordation of a final parcel or tract map or by posting of guarantees through the B-permit process of the City Engineer to secure the following without expense to the City of Los Angeles, with copies of any approval or guarantees provided to the Department of City Planning for attachment to the subject planning case file.

Dedications and Improvements. Prior to the issuance of any building permits, the following public improvements and dedications for streets and other rights-of-way adjoining the subject property shall be guaranteed to the satisfaction of the Bureau of Engineering, Department of Transportation, Fire Department (and other responsible City, regional and federal government agencies, as may be necessary). Dedications and improvements herein contained in these conditions which are in excess of street improvements contained in either the Mobility Element 2035 or any future Community Plan amendment or revision may be reduced to meet those plans with the concurrence of the Department of Transportation and the Bureau of Engineering.

Responsibilities/Guarantees.

1. As part of early consultation, plan review, and/or project permit review, the applicant/developer shall contact the responsible agencies to ensure that any necessary dedications and improvements are specifically acknowledged by the applicant/developer.

2. Street Lighting.

1. **Prior to recordation of the final map or issuance of the Certificate of Occupancy (C of O)**, street lighting improvement plans shall be submitted for review, and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.
2. **Improvement Condition:** No street lighting improvements if no street widening per Bureau of Engineering improvement conditions. Otherwise, relocate and upgrade street light: one (1) on Foothill Blvd.

NOTES:

The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment section.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering conditions, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

3. Department of Transportation

- a. A minimum 20-foot reservoir space is required between any security gate or parking space and the property line, or to the satisfaction of LADOT.
- b. A two-way driveway width of 28 feet is required for all driveways, or to the satisfaction of LADOT.

- c. A parking area and driveway plan shall be submitted to the Citywide Planning Coordination Section of the Los Angeles Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Boulevard, Room 320, Van Nuys, CA 91401.
- d. The report fee and condition clearance fee be paid to the Los Angeles Department of Transportation as required pursuant to Ordinance No. 183,270 and LAMC, Chapter 1, Section 19.15 prior to recordation of the final map.

Note: The applicant may be required to comply with any other applicable fees per this new ordinance.

4. Los Angeles Department of Sanitation and Environment

- a. Wastewater Clearance: The Clean Water North Conveyance Division of LA Sanitation & Environment has reviewed the sewer and storm drain lines serving the subject area and found no potential problems to its structures and/or potential maintenance issues, as stated in the department correspondence dated July 22, 2026 (under Case No. CPC-2026-3542-GPA-ZC).

Connection and Permit Note: This approval is for the Tract Map only and represents the office of LA Sanitation/CWCDs. The applicant may be required to obtain other necessary clearances and permits from LA Sanitation and the appropriate District Office of the Bureau of Engineering. If any questions arise, the contact person is Dean Taylor at (323) 342-1550.

FINDINGS

Pursuant to Charter Sections 555 and 558, and Los Angeles Municipal Code (LAMC), Chapter 1A, Section 13B.1.4, the adoption of a Zone Change must be supported by findings demonstrating that the legislative action is in substantial conformance with the General Plan, and is beneficial in terms of the public necessity, convenience, general welfare, and good zoning practice.

The City's determinations for this Zone Change are established through a combined evaluation of the findings set forth in both Finding No. 1 (General Plan/Charter Findings) and Finding No. 2 (Zone Change Findings) as detailed below:

General Plan/Charter Findings (Charter 555)

1. General Plan.

- A. General Plan Land Use Designation.** General Plan Land Use Designation. The subject property is located within the Sylmar Community Plan area, which currently designates the subject property for Limited Industrial land uses. The site has an underlying zone of [Q]M1-1. The General Plan Amendment to change the land use designation to Public Facilities and the corresponding Zone Change from [Q]M1-1 to (T)PF-1 are warranted, as the Public Facilities designation is premised on the ownership and use of the property by a government agency. The Zone Change to (T)PF-1 would allow the site to be consistent with the proposed land use designation. Under the Los Angeles Municipal Code Section 12.04.09, fire stations are permissible for placement and operation in the PF zone by right. Therefore, the project is in substantial conformance with the purposes, intent, and provisions of the General Plan.
- B. Land Use Element.** The Land Use Element of the City's General Plan is divided into 34 Community Plans. The subject property is located within the Sylmar Community Plan, which is proposed to designate the entire site for Public Facility land uses corresponding to the PF Zone.

The proposed project complies with applicable provisions of the Sylmar Community Plan. The Community Plan's Vision Statement explicitly aims to maintain a high quality of life by "increasing and enhancing its recreational areas, public facilities and services". Furthermore, as outlined in Chapter 5 (Community Facilities, Infrastructure and Open Space) of the Sylmar Community Plan, a major goal and policy is to "construct sufficient facilities to provide fire protection and emergency medical services to serve the residents and businesses in Sylmar".

With Sylmar currently being served by only one local fire station and two nearby fire stations, Fire Station No. 91 acts as the community's sole local municipal station, centrally positioned on a shared civic lot at 14430 Polk Street. The other two neighboring facilities that support emergency coverage are located just outside Sylmar's community borders: Fire Station No. 75 is located to the south at 15345 San Fernando Mission Boulevard in Mission Hills, while Fire Station No. 98 is situated to the southeast at 13035 Van Nuys Boulevard in Pacoima. This Project directly fulfills the community plan's goals by expanding public safety and emergency services capacity. The development will upgrade the functional qualities of the site by establishing Fire Station No. 31, which is projected to reduce emergency response times in the Service Area from approximately eight to nine minutes down to three to four minutes.

C. The Framework Element. The Framework Element for the General Plan provides guidance regarding policy issues for the entire City of Los Angeles. The Framework Element includes Goal 9J, which states the following:

- **Goal 9J:** Every neighborhood has the necessary level of fire protection service, emergency medical service (EMS) and infrastructure.
- **Objective 9.16:** Monitor and forecast demand for existing and projected fire facilities and service.
- **Policy 9.16.1:** Collect appropriate fire and population development statistics for the purpose of evaluating fire service needs based on existing and future conditions.
- **Objective 9.17:** Assure that all areas of the City have the highest level of fire protection and EMS, at the lowest possible cost, to meet existing and future demand.
- **Policy 9.17.3:** Develop an acquisition strategy for fire station sites in areas deficient in fire facilities.

The Framework Element mandates that every neighborhood should have the necessary level of fire protection service, emergency medical service, and rescue equipment. The project directly contributes toward the City's long-term public safety and infrastructure viability by accepting the dedication of a presently vacant site for the construction and operation of a new municipal fire station. The development will upgrade the functional qualities of the site by establishing Fire Station No. 31, which is projected to reduce emergency response times in the Service Area from approximately eight to nine minutes down to three to four minutes.

D. Safety Element. The Safety Element of the General Plan is directly supported by the proposed project. The Safety Element seeks to protect the public from natural and man-made hazards—specifically wildland and urban fires, seismic events, and geologic instability—and to ensure that the City maintains an adequate, modern, and resilient emergency response infrastructure.

The subject property at 16300 W. Foothill Boulevard is located within a Very High Fire Hazard Severity Zone and a designated High Wind Velocity Area, making the presence of localized, rapid-response fire suppression and rescue services a critical safety priority. The property is also located in an Active Fault Near-Source Zone, situated approximately 1.0 kilometer from the Santa Susana active fault line. Allowing the currently vacant parcel into a municipal fire station ensures that the region gains a modern facility to serve as an operational command post during a regional emergency or disaster.

The subject property is located off Foothill Boulevard (an Avenue I) and is adjacent to the Interstate 210 Freeway corridor. This strategic positioning advances the Safety Element's emergency preparedness and evacuation goals by coordinating directly with the Emergency Management Department's adopted evacuation networks, allowing LAFD to deploy emergency units rapidly onto major transit corridors while maintaining safety and circulation on local hillside streets.

E. Public Facilities and Service Systems Element. The proposed General Plan Amendment and Zone Change are in direct alignment with the Public Facilities and Service Systems Element of the General Plan. This Element directs the systematic distribution, orderly development, and capacity monitoring of the City's public service

networks, municipal utilities, and public safety infrastructure to ensure they adequately serve the public necessity, convenience, and general welfare.

The Zone Change from [Q]M1-1 to (T)PF-1 implements these policies by allowing the municipal Fire Station No. 31 to be constructed and operated by-right under the PF Zone. The project coordinates directly with the City's service infrastructure providers to verify that the local utility network can easily accommodate the new station. Los Angeles Sanitation and Environment (LASANS) conducted a comprehensive engineering evaluation of the sewer and storm drain infrastructure at the site, formally clearing the project and confirming that the existing municipal systems have more than enough capacity to support the 11,643-square-foot facility without triggering structural or maintenance concerns. Similarly, the Bureau of Street Lighting (BSL) reviewed the property's frontage along Foothill Boulevard and established required street lighting conditions to preserve visibility and pedestrian safety in the immediate area. By formally accepting the May 1, 2014 Irrevocable Offer of Dedication (IOD) and rezoning the site to (T)PF-1, the City is successfully integrating an underutilized, vacant land asset into its active public safety network without placing any undue strain on local utility or public service systems.

Ultimately, establishing the (T)PF-1 Zone over the subject site is an application of good zoning practice. It replaces an obsolete, complex web of private [Q] conditions and title encumbrances with a clean, civic-focused zoning classification that ensures this public land asset is utilized to its highest and best public safety purpose.

- F. Mobility Element.** The Mobility Element of the General Plan (Mobility Plan 2035) is supported by the recommended action. The project site is bounded by Foothill Boulevard, which is a designated Avenue I, dedicated to a width of 100 feet and improved with an asphalt roadway, Class II bike lanes, concrete curb, gutter, and sidewalk. Vehicular access will be provided via dedicated driveways on Foothill Boulevard, designed to meet Los Angeles Fire Department (LAFD) access standards and LADOT safety requirements.

Conditions for street dedications and improvements will be imposed under the (T) Tentative Classification conditions in accordance with the respective street standards of Mobility Plan 2035. The dedication and improvement requirements would continue to advance Mobility 2035's policies by recognizing walking as a component of every trip to ensure high-quality pedestrian access.

- G. Land Use Element (Sylmar Community Plan - Chapter 5 Expansion.** While Chapter 3 of the Sylmar Community Plan establishes land-use and urban design guidelines, Chapter 5 (Community Facilities, Infrastructure and Open Space) defines the city's goals, policies, and implementation programs for local fire and emergency medical services (EMS). The proposed project directly conforms to and implements the following Chapter 5 provisions:

- **Goal CF2:** Fosters the development of sufficient facilities to provide fire protection and emergency medical services to serve the residents, visitors, and businesses in Sylmar.
- **Policy CF2.1 (Facility Location):** Mandates assisting the LAFD in locating fire service facilities in appropriate, strategic locations throughout Sylmar to provide adequate fire and emergency service protection.
- **Policy CF2.2 (Project Review):** Requires close coordination with the LAFD during the review of discretionary projects and General Plan amendments affecting land-use changes to determine impacts on service infrastructure.
- **Policy CF2.3 (Emergency Preparedness):** Mandates coordination with the LAFD in identifying primary access and emergency response routes.

The General Plan Amendment and Zone Change to (T)PF-1 meets these policies. Sylmar is currently served by one local fire station (Station No. 91) located within its community borders, with secondary backup coverage deployed from adjacent neighborhoods in Mission Hills (Station No. 75) and Pacoima (Station No. 98). A Zone Change to (T)PF-1 will allow the City to construct and operate Fire Station No. 31 by right. The development will upgrade the functional qualities of the site by establishing Fire Station No. 31, which is projected to reduce emergency response times in the Service Area from approximately eight to nine minutes down to three to four minutes.

Zone Change Findings; “T” Classification Findings

2. Pursuant to Section 12.32 F of the Municipal Code, the Zone Change is in conformance with the public necessity, convenience, general welfare and good zoning practice.

- a. **Public Necessity:** Approval of the Zone Change allows the site to be developed consistently with the goals and objectives of the General Plan Framework Element and the Sylmar Community Plan. The project will facilitate the construction, use, and maintenance of a new two-story municipal fire station (Station No. 31) containing approximately 11,600 to 11,800 square feet of floor area on a currently vacant 35,067 square-foot site. This facility addresses a critical public safety necessity by reducing emergency response times in the Sylmar community and the Northeast San Fernando Valley from approximately eight to nine minutes down to three to four minutes.
- b. **Convenience:** Public convenience is served by locating a vital emergency service facility on a vacant parcel directly adjacent to the Interstate 210 Freeway and Foothill Boulevard. This strategic location maximizes regional access and local deployment efficiency along a major designated street network.
- c. **General Welfare:** Granting the Zone Change from [Q]M1-1 to the (T)PF-1 Zone preserves and enhances the general welfare of the community by securing necessary local infrastructure for fire protection and emergency medical services. The site was specifically designated for fire station purposes via an Irrevocable Offer of Dedication recorded in 2014. Transitioning the site from a legacy industrial zone to a Public Facilities classification eliminates long-standing land-use encumbrances, ensuring the property serves its highest and best civic function.
- d. **Good Zoning Practices:** The subject property is currently zoned [Q]M1-1. Approval of the Zone Change to (T)PF-1, in conjunction with the recommended General Plan Amendment to Public Facilities, brings the zoning into direct alignment with the property's public ownership and intended public use. Pursuant to LAMC Section 12.04.09, the Public Facilities (PF) Zone is the most appropriate classification for publicly owned land, allowing fire stations to operate by right and ensuring orderly development. Furthermore, the Zone Change removes the [Q] condition requiring a childcare facility that is no longer necessary or viable at this location.
- e. **“T” and “Q” Classification Findings.** Pursuant to LAMC, Chapter 1, Sections 12.32 G.1 and G.2, the current action, as recommended, has been made contingent upon compliance with the updated “T” conditions of approval imposed herein. Such limitations are necessary to ensure the identified public right-of-way dedications, street improvements, and agency clearances are secured to meet the public’s needs, convenience, and general welfare. The removal of the [Q] condition allows the site to be utilized in strict harmony with the updated Public Facilities designation of the General Plan.

For the reasons stated above, the zone change request is beneficial in terms of the public necessity, convenience, general welfare, and good zoning practice, and is consistent with the General Plan.

Environmental Findings

3. **Determine**, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Article 19, Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption applies pursuant to CEQA Guidelines, Section 15300.2 applies.
4. **Flood Insurance.** The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 186,952, have been reviewed and it has been determined that this project is located outside the flood zone.

RESOLUTION

WHEREAS, the subject property comprises approximately 35,067 square feet (0.8 acres) located at 16300 West Foothill Boulevard (Assessor's Parcel Number: 2603-007-903) within the area covered by the Sylmar Community Plan, adopted by the City Council on June 10, 2015; and

WHEREAS, the Sylmar Community Plan currently designates the subject property for Limited Industrial land uses; and

WHEREAS, the subject property is currently zoned [Q]M1-1; and

WHEREAS, the subject property is currently entirely vacant, consisting of undeveloped land with no structures; and

WHEREAS, the [Q]M1-1 industrial zoning, and Limited Industrial land use designation do not correspond to the public ownership and municipal development proposed for the site; and

WHEREAS, public safety, necessity, and convenience will be served by the development of a two-story municipal fire station (Fire Station No. 31) of 11,643 square feet of floor area, which is projected to lower emergency response times in Sylmar and the Northeast San Fernando Valley from 8 to 9 minutes down to 3 to 4 minutes; and

WHEREAS, the project optimizes the use of this vacant, underutilized lot, and formally accepts the May 1, 2014 Irrevocable Offer of Dedication (IOD) recorded by the prior owner, LADR Cascades, LLC, to allow the property to serve a civic function; and

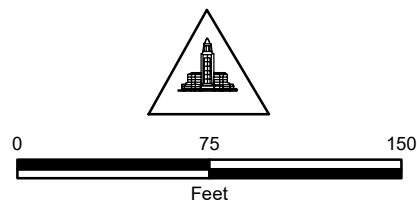
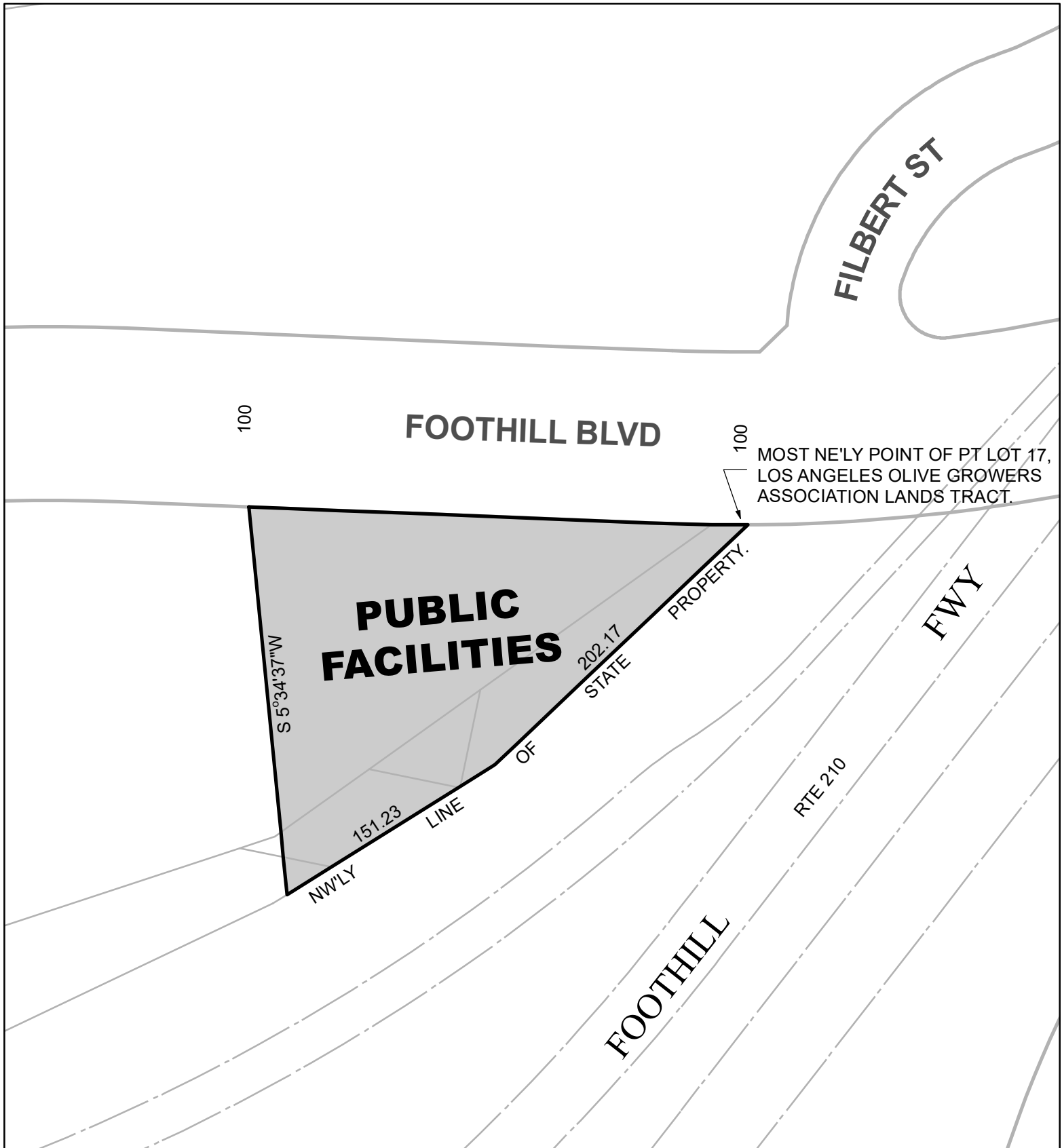
WHEREAS, a re-designation of the subject property to Public Facilities and a concurrent re-zoning to (T)PF-1 would make the site's zoning consistent with its public ownership and allowing the fire station to operate by right; and

WHEREAS, pursuant to the provisions of the City Charter, the Mayor, and the City Planning Commission have transmitted their recommendations; and

WHEREAS, the requested General Plan Amendment is in direct alignment with the goals, objectives, and policies of the Sylmar Community Plan, specifically Chapter 5 (Community Facilities, Infrastructure and Open Space), which mandates the construction of sufficient facilities to provide adequate fire protection and emergency medical services (EMS) to serve the residents, visitors, and businesses of the Sylmar community; and

WHEREAS, the City has determined that the subject project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Article 19, Section 15332, Class 32 (In-fill Development Projects), and that there is no substantial evidence demonstrating that any exception to a categorical exemption applies.

NOW THEREFORE BE IT RESOLVED that the Sylmar Community Plan be amended as shown on the attached General Plan Amendment Map.



CPC-2026-3542-GPA-ZC

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SYLMAR

City of Los Angeles

